

Date: May 18, 2026

From: Jeffrey Hunt

To: cityclerk@cityofcamas.us; publicrecords@cityofcamas.us

Cc: council@cityofcamas.us; publiccomments@cityofcamas.us

Subject: Public Comment and Records Clarification Request — Legacy Lands Master Plan — May 18 Workshop and Regular Meeting

Dear Mayor Hogan, Councilmembers, City Administrator Quinn, and City Staff,

This email is submitted as both public comment and a public-records clarification request regarding the Legacy Lands Master Plan item currently before Council.

Because the Legacy Lands Master Plan appears on today's Council Workshop agenda and may also relate to Council discussion or action at the Regular Meeting, please include this comment and request in the official record for both the May 18 Council Workshop and the May 18 Regular Council Meeting, or in any other agenda-item or project file where this matter is maintained. Please confirm receipt and identify where this request has been filed.

First, I want to acknowledge the difficulty and importance of this work. Planning for public land, conservation, recreation, infrastructure, future growth, access, funding, and long-term maintenance is complex. I appreciate the time that City staff, Council, consultants, advisory members, and the public have put into this process. Thank you.

I have a long personal and family connection to Camas, and I am reviewing this item as part of an effort to better understand and document the public record around current land-use and growth decisions. I am requesting records and clarification so the decision trail can be understood by residents now and by future readers reviewing how this process unfolded.

The Master Plan includes a planning principle stating that Legacy Lands should provide amenities and features that "support, encourage, and provide value to adjacent development in the North Shore subarea and beyond."

The issue I am asking about is not simply whether Legacy Lands is geographically located within the North Shore planning area. The issue is whether the public was clearly shown that the Legacy Lands park/open-space plan is intended not only to provide public conservation and recreation, but also to support, encourage, promote, and provide value to adjacent North Shore development.

That is a materially different public explanation than presenting Legacy Lands mainly as a park, conservation, recreation, and restoration project.

The plan also states that the public Legacy Lands property was coordinated with the private mixed-use development to the north for "character, experience, and circulation and access."

At the same time, the public engagement summaries show repeated public concern about preserving natural areas, minimizing environmental impacts, limiting new construction, avoiding overdevelopment, protecting wildlife and wetlands, reducing traffic and noise, and avoiding commercialization.

My request is straightforward:

Please provide or identify records sufficient to show when, by whom, and through what public process Legacy Lands was directed to "support, encourage, and provide value to adjacent

development,” and how that direction was explained to the public before or during public engagement on the park plan.

Please also provide or identify records sufficient to show how the City explained this development-support role to the public before or during public engagement, including any maps, presentations, staff reports, meeting materials, public notices, or engagement materials that showed Legacy Lands together with the surrounding housing, streets, stormwater infrastructure, access points, commercial areas, and planned private development.

Please also provide or identify records sufficient to show whether any portion of Legacy Lands, its proposed improvements, or related public infrastructure is being used to satisfy, reduce, offset, credit, support, or justify any developer obligation, mitigation requirement, impact fee, park/open-space requirement, stormwater requirement, transportation requirement, or public-benefit condition associated with North Shore development.

If the answer is no, please provide or identify records showing that determination.

If the answer is yes, please provide or identify records showing that relationship and how it was disclosed, reviewed, or evaluated as part of the public process.

I am asking because the implementation materials appear to show Legacy Lands improvements depending on North Shore development infrastructure, including stormwater infrastructure, road infrastructure, a north entry road, Leadbetter Road closure, and the North Shore festival street.

Because this relationship may be important for the public to understand, I respectfully ask that Council not accept or advance the Legacy Lands Master Plan until this clarification has been provided for the public record.

Please include this comment and request in the official record for this agenda item and distribute it to the Mayor, Council, City Administrator, and relevant staff before action is taken.

For public-record clarity, I am addressing this request to the elected officials and senior staff responsible for reviewing or advancing this matter: Mayor Steve Hogan; the members of the Camas City Council; City Administrator Doug Quinn; and relevant department staff.

I may preserve this request, the City’s response, and any non-exempt responsive records as part of a public historical documentation record, so the decision trail can be searched and reviewed later.

Sincerely,

Jeffrey Hunt